



CITY OF MARSHALL
AGENDA ITEM REPORT
L&O 02/25/25

Presenter:	Ilya Gutman
Meeting Date:	Tuesday, February 25, 2025
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Ordinance amending Section 86-248 Outside Storage to clarify Commercial Display and Sales Lots Requirements
Background Information:	<p>Current ordinance requires that all sales and display lots are paved. Staff are proposing to change the ordinance to allow small equipment to be displayed on grass or other landscaped areas provided there is a paved surface (for example, parking or sidewalk) within 5 feet. The reason is that these kinds of sales lots are of much more limited utilization than car sales lots with significantly less traffic. On the other hand, maintaining an easy and accessible approach to display is still important.</p> <p>Here is some related information: Kruse Motors (Tholen at that time) built two dealerships on two adjacent lots along the highway and left a third lot vacant for a future one. There was a large gravel area there and it was used for some occasional parking, but we let it go as it was clearly not a sales lot. Recently, they installed lights on that lot, added another sign in front of it, and have it full of cars (mostly used ones). When we brought up current ordinance requirements, the owner pointed out that a property across the highway sells lawn equipment and small machinery, and they are displayed on grass.</p> <p>The plan is to ask both businesses to comply with the ordinance after it is adopted.</p>
Fiscal Impact:	None.
Alternative/ Variations:	None recommended.
Recommendations:	Staff recommend the recommendation to the City Council approving the revisions amending Sections 86-248 Outside Storage to clarify commercial display and sales lots requirements as recommended by staff.